

Message Text

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PAGE 01 LUSAKA 00724 080941Z

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TAGS: BEXP, ZA

SUBJ: ZAMBIAN HOMESTEADING INFORMATION

REF: 77 STATE 302791

1. FOLLOWING ARE BRIEF ANSWERS TO QUESTIONS RAISED IN REFTEL
ON HOMESTEADING INFORMATION FOR ZAMBIA. ANSWERS KEYED TO
REFTEL:

A. LARGELY GOVERNMENT THROUGH ITS LOCAL AUTHORITIES (MUNICIPAL
AND CITY COUNCILS). OTHER ORGANIZATIONS SUCH AS SERVICE CLUBS
AND PRIVATE EMPLOYERS ALSO RENDER SOME DEGREE OF SUPPORT TO SELF-
HELP PROGRAMS.

B. I. INDIVIDUAL AND MUTUAL, II. SITE IMPROVEMENT, SHELTER
IMPROVEMENT AND NEW HOUSING PROGRAMS ARE ALL VERY ACTIVE
IIIM NO, EXCEPT SERVICE CHARGES FOR WATER SUPPLY, SEWAGE DISPOSAL,
REFUSE COLLECTION ET. IV. SPONSORING AGENCY INITIALLY PUTS
UP A CORE HOUSE (ONE ROOM) WHICH WILL SUBSEQUENTLY BE EXTENDED
BY PARTICIPANT ACCORDING TO HIS ABILITY IN THE CASE OF SITE AND
SERVICE NEW HOUSING SCHEMES. SMALL LOAN IN THE FORM OF MATERIALS
FOR CONSTRUCTION ARE MADE AVAILABLE TO PARTICIPANTS.

C. PRE-CONSTRUCTION PHASE: I. A. MUST BE RESIDING IN SQUATTER
COMPOUND B. NEED FOR HOUSING AND C. INTEREST TO IMPROVE OWN HOUSING;
88. GREAT DEAL OF PARTICIPATION IN SQUATTER UPGRADING PROGRAMS

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PAGE 02 LUSAKA 00724 080941Z

BUT VIRTUALLY NO PARTICIPATION IN SITE AND SERVICE STAGE. AT
BUILDING STAGE SOME PARTICIPANTS DO 100 PERCENT OF THE CONSTRUCTION W
ORK
THEMSELVES, WHEREAS OTHERS PREFER TO HIRE UNEMPLOYED CARPENTERS
AND BRICKLAYERS; III. PROGRAM SPONSORING AGENCIES FIELD STAFF ARE
RESPONSIBLE FOR THE FOLLOWING: A. TEACHING NECESSARY BUILDING SKILLS
AND PROVIDING TECHNICAL SUPERVISION, B. INTERPRETING AIMS OF

PROJECT TO POTENTIAL HOME BUILDERS, C. ASSISTING IN THE ORGANIZATION OF BUILDING GROUPS, AND D. SUPERVISING FINANCE. IV. ONLY CLOSE SUPERVISION IS PROVIDED BY QUALIFIED AND EXPERIENCED BRICKLAYERS, CARPENTERS, PLUMBERS ETC, EMPLOYED BY PROGRAM SPONSOR.

D. CONSTRUCTION PHASE: I. UNCERTAIN BUT FROM EXPERIENCE ABOUT 20 PERCENT OF PARTICIPANTS PROVIDE 100 PERCENT OF THE LABOR REQUIRED, WHEREAS 80 PERCENT HIRE PAID LABOR; IN THE NEW HOUSING AREAS SPONSOR PUTS UP ONLY THE CORE HOUSE MADE UP OF ONE ROOM WHICH IS EXTENDED BY AN ENTERPRISING PARTICIPANT BY ADDITION OF KITCHEN, BEDROOM, BATHROOM AND PORCH. LABOR PROVIDED BY PARTICIPANT IN THIS CASE WOULD BE IN THE RATIO OF 4:1 COMPARED TO THE TOTAL LABOR REQUIRED. II. THERE ARE NO FOREMEN CHOSEN FROM THE PARTICIPANT GROUP SINCE SKILLED SUPERVISORS ARE PROVIDED BY THE PROGRAM SPONSORING ORGANIZATION; III. SUPERVISORY STAFF QUALIFIED IN BRICKLAYING, PLUMBING AND CARPENTRY, WHO ARE EMPLOYEES OF THE SPONSOR ARE PROVIDED AT BUILDING CONSTRUCTION SITES; IV. FROM BRICK/BLOCK MAKING TO BRICK/BLOCK LAYING; V. PAID LABOR IS USED MAINLY IN ADMINISTRATIVE, SUPERVISORY, CARPENTRY, PLUMBING, FINANCING CONTROL, STORES CONTROL, COMMUNITY DEVELOPMENT ADVISORY CAPACITIES AS WELL AS NEW SITE CLEARING. VI. LACK OF SPECIAL SKILLS AMONG MOST PARTICIPANTS; VII. PARTICIPANTS ARE REQUIRED BY SPONSORING ORGANIZATIONS TO TAKE ONLY AS LONG AS IT WOULD NORMALLY TAKE CONTRACT LABOR; UNCLASSIFIED

UNCLASSIFIED

PAGE 03 LUSAKA 00724 080941Z

VIII. DOES NOT APPLY IX. VERY NEGLIGIBLE X. SPONSORING ORGANIZATION PURCHASES ALL THE REQUIRED BUILDING MATERIAL BY COMPETITIVE TENDERS LOCALLY AND INTERNATIONALLY. THE MATERIALS ARE THEN STORED AT VARIOUS POINTS CLOSE TO BUILDING SITES. PARTICIPANTS DO NOT PURCHASE THE MATERIALS ON THEIR OWN EITHER INDIVIDUALLY OR COLLECTIVELY. THEREFORE THE QUESTION OF SAVING DOES NOT NECESSARILY ARISE.

E. POST-CONSTRUCTION PHASE: I. 30 YEAR LEASEHOLD FOR PARTICIPANTS IN SQUATTER UPGRADING AREAS AND 40 YEAR LEASEHOLD FOR SITE AND SERVICE PARTICIPANTS; II. IN NORMAL CIRCUMSTANCES AS SOON AS HE OCCUPIES THE HOUSE; III. MUST BE ABLE TO REPAY MATERIALS LOAN GIVEN TO HIM, AND MUST ALSO PAY MONTHLY SERVICE CHARGE WHICH IS NORMALLY VERY SMALL. THE PARTICIPANT MUST APPLY FOR THE PLOT WHICH WILL BE REGISTERED IN HIS NAME WHEN APPLICATION IS APPROVED. THE AREA WHERE THE PLOT IS SITUATED HAS TO BE DECLARED A STATUTE HOUSING AREA, THEN THE PARTICIPANT CAN APPLY TO THE LOCAL AUTHORITY IN THE AREA FOR THE TITLE; IV. NOT APPLICABLE; V. CONTINUING IMPROVEMENTS AFTER OCCUPANCY ARE VERY MUCH ENCOURAGED. THE NEW OCCUPANT EITHER USES HIS PERSONAL SKILLS FOR THE IMPROVEMENT OR HIRES CONTRACT OR CASUAL LABOR, WHICHEVER IS MORE CONVENIENT TO HIM.

F. GOVERNMENT ATTITUDE: I. INDIVIDUAL; BECAUSE IT IS MUCH EASIER TO CONTROL AN INDIVIDUAL THAN A GROUP ESPECIALLY ON MATTERS OF FINANCING, HOUSE DESIGNS ETC. II. INDIVIDUAL; REASON IS NOT READILY KNOWN; III. PRESENTLY NONE AT ALL.

G. DOCUMENTS REQUESTED: FOLLOWING ARE BEING AIR POUCHED ON MARCH 9, 1978:

1. HOUSING (STATUTORY) AND IMPROVEMENT AREAS ACT OF 1974
2. LUSAKA CITY COUNCIL HOUSING PROJECT UNIT PUBLICATIONS
3. SELF-HELP HOUSING PROJECT BY AMERICAN FRIENDS SERVICE COMMITTEE. THIS PUBLICATION INCORPORATES THE FOLLOWING SPECIMEN DOCUMENTS:- UNCLASSIFIED

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PAGE 04 LUSAKA 00724 080941Z

-. APPLICATION FORM FOR PROJECT PARTICIPATION

B. MEMBERSHIP AGREEMENT FORM

C. LOAN AUTHORISATION FORM

D. OWNERSHIP/LEASE FORM
LOW

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Type: TE
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